



**HOUSING AUTHORITY
of the County of Los Angeles**

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Carlos Jackson
Executive Director

May 27, 2008

Honorable Board of Commissioners
Housing Authority of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**HEARING TO APPROVE THE 2008-2009 ACTION PLAN FOR THE ALLOCATION OF
FEDERAL FUNDS (ALL DISTRICTS) (3 Vote)**

SUBJECT:

This Board Letter is to approve the Fiscal Year 2008-2009 Action Plan to enable the County of Los Angeles to apply for, receive and administer Community Development Block Grant, HOME Investment Partnerships, American Dream Downpayment Initiative Act, and Emergency Shelter Grant program funds from the U.S. Department of Housing and Urban Development for housing and community development activities in the 47 participating cities and the unincorporated areas of the Los Angeles Urban County.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Authorize the Housing Authority of the County of Los Angeles (Housing Authority) to accept from the County of Los Angeles an estimated \$2,008,511 in Fiscal Year 2008-2009 Community Development Block Grant (CDBG) funds, and to continue administration of \$1,737,704 in prior year CDBG funds, which will be requested for incorporation into the Housing Authority's Fiscal Year 2008-2009 budget through the Housing Authority's annual budget approval process, subject to final notification of approval by the U.S. Department of Housing and Urban Development (HUD).
2. Authorize the Executive Director of the Housing Authority to request the incorporation of \$2,008,511 into the Housing Authority's Fiscal Year 2008-2009 budget through the Housing Authority's annual budget approval process, subject to final notification by HUD.

3. Authorize the Executive Director or his designee to execute CDBG Reimbursable Contracts with the County of Los Angeles, attached in substantially final form, to provide funding for the activities described herein, to be effective following approval as to form by County Counsel and execution by all parties.
4. Authorize the Executive Director or his designee to execute CDBG Reimbursable Contract Amendments with the County of Los Angeles, attached in substantially final form, to extend the contracts through June 30, 2009 for projects at the Nueva Maravilla and Carmelitos housing developments and the Bright Futures Childcare Center, using \$1,737,704 in prior-year CDBG funds, to be effective following approval as to form by County Counsel and execution by all parties.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

The National Affordable Housing Act (NAHA) of 1990 (Cranston/Gonzalez Housing Act), as amended in 1992, requires that the County of Los Angeles provide a single, consolidated submission of the proposed expenditure of funds to be eligible for HUD formula grant funding, including CDBG, HOME Investment Partnerships (HOME), American Dream Downpayment Initiative Act (ADDI), and Emergency Shelter Grant (ESG). The Action Plan for Fiscal Year 2008-2009 (Fiscal Year) satisfies these federal requirements to provide for the release of funds.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund. The Action Plan allocates an estimated \$2,008,511 in new Thirty-fourth Program Year (July 1, 2008 to June 30, 2009) CDBG funds that will be incorporated through the Fiscal Year 2008-2009 Housing Authority budget approval process.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

On May 27, 2003, the Board approved the Five-Year Consolidated Plan for 2003-2008 and the Fiscal Year 2003-2004 Action Plan. These documents have been updated as required by HUD. The current Consolidated Plan, and Fiscal Year 2007-2008 Action Plan end on June 30, 2008, and new plans must be adopted by the Board in order to receive continued funding from HUD. The Action Plan includes a description of the activities to be undertaken during the 2008-2009 Fiscal Year to address the objectives of the Consolidated Plan's five-year strategy. A list of the Housing Authority projects included in the Action Plan is provided as Attachment A.

All public notice requirements contained in 24 Code of Federal Regulations Part 91 Section 91.105 of the NAHA for approval of the Action Plan have been satisfied. A total of five community meetings were held in September 2007. Comments received at these meetings have been incorporated into the Action Plan and posted on the Commission website in late April 2008 to update the public regarding the comments received earlier at the meetings.

Notice of the 30-day public comment period and public hearing was published on April 25, 2008 in newspapers of general circulation throughout the County, and copies of the draft Action Plan were made available for public review at 29 libraries. The public comment period will conclude on May 27, 2008, the day of the public hearing.

All of the projects proposed in the Action Plan are being federally funded. As applicable, the administering agencies will be subject to the prevailing wage requirements of the Davis-Bacon Act and related Acts and Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance. However, where Section 3 is not applicable, the agencies will be subject to the County's Greater Avenues for Independence (GAIN) Program and General Relief Opportunity for Work (GROW) Program, which furthers the same or similar goals.

This letter has been reviewed by County Counsel. Similar letters are also being submitted to the Board of Supervisors and to the Board of Commissioners of the Community Development Commission for the May 27, 2008 Board meeting, for concurrent approval. The Housing Commission will consider this item for concurrence with your approval at its May meeting.

ENVIRONMENTAL DOCUMENTATION:

The Action Plan is exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(1), because it is a planning document and does not involve activities that will alter existing environmental conditions. The Action Plan is not subject to the provisions of the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.


Each program within the Action Plan will be reviewed for environmental impact on a project-by-project basis before funding is released.

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IMPACT ON CURRENT PROJECTS:

The projects contained in the Action Plan will benefit low- and moderate-income residents of the unincorporated County and participating cities.

Respectfully submitted,


for CARLOS JACKSON
Executive Director

Attachments: 1

ATTACHMENT A

HOUSING AUTHORITY PROJECTS FOR FISCAL YEAR 2008-2009

PROJECTS (New Funding)		
Project Title (District)	Project Description	Funding
Sheriff's Youth Intervention Program I Nueva Maravilla (First)	Provides for full time deputy for after-school enrichment/recreational programs; gang violence prevention education; community service projects for approximately 25 youth (ages 9-18).	\$80,00
South Scattered Sites Exterior Painting (Second)	Provides funding to paint, patch, stucco, replace and/or replace fascia boards and other repairs as needed at five (5) South Scattered Sites.	\$190,000
South Scattered Sites Gate Replacement (Second)	Replacement of existing gate operators with new operators in eight (8) South Scattered Sites. Funds will be used to purchase, deliver and install the new gates.	\$250,000
Southbay Gardens Interior Unit Flooring (Second)	Replacement of deteriorated flooring (carpet and tile) with new flooring in sixty-five (65) units at Southbay Gardens.	\$230,000
Southbay Gardens Commercial Kitchen (Second)	Enhancement and upgrade of existing undersized and inadequate residential grade kitchen into commercial grade kitchen to provide meal plans for senior resident at this housing development.	\$220,000
Magic Johnson Inventor Center at Ujima Village (Second)	Computer center that provides information technology consultation; and computer access to advance education training of residents at Ujima.	\$50,000
Closed Circuit Television (CTTV) Systems (Countywide)	Installation and maintenance of closed circuit Television systems as deterrent to crime and improving quality of life of public housing residents.	\$100,000
Carmelitos Senior Elevators (Countywide)	Repair and upgrade of two deteriorating elevators at the Carmelitos Seniors Housing Development.	\$291,666

HOUSING AUTHORITY PROJECTS FOR FISCAL YEAR 2008-2009 (Continued)

	PROJECTS (New Funding)	
Project Title (District)	Project Description	Funding
Sheriff Countywide Prevention and Intervention Deputy (Countywide)	Provision of a full time deputy to coordinate and administer all Community Policing Programs and prevention and intervention programs at all the housing sites.	\$184,922
Family Resource Centers (Countywide)	Provision of supportive and clinical services (family and individual counseling; academic and career counseling; drug awareness; parenting skills programs; conflict resolution, truancy prevention, etc.) to 200 residents/tenants.	\$411,923
	TOTAL	\$2,008,511

	CONTINUING PROJECTS (Prior Year Funding)	
Project Title (District)	Project Description	Funding
Nueva Maravilla Termite Abatement I (First)	Termite abatement and elimination of dry rot by repairing the wood components in the residential units and in common areas.	\$250,000
Bright Futures Childcare Rehabilitation I (Second)	Development of the Bright Futures Child Care Center which includes rebuilding modular units that serve as a child care center operated by the L.A. Child Development Consortium. Upon completion, the facility will serve 92 children.	\$231,000
Bright Futures Childcare Rehabilitation II (Countywide)	Development of the Bright Futures Child Care Center which includes rebuilding modular units that serve as a child care center operated by the L.A. Child Development Consortium. Upon completion, the facility will serve 92 children.	\$280,000
Carmelitos Stairways Renovation II (Fourth)	Replacement and rehabilitation of deteriorated stairways in 469 family units at the Carmelitos housing development.	\$976,704
	TOTAL:	\$1,737,704